



**M- SOUL STRINGS**  
PASHAN, PUNE, MAHARASHTRA - 411021  
**QAQC AUDIT REPORT**  
26 SEPTEMBER 2024



**BUREAU  
VERITAS**  
Shaping a World of Trust

**Head Office**

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Opposite Seepz Gate No. 2,  
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Mumbai - 400 093.

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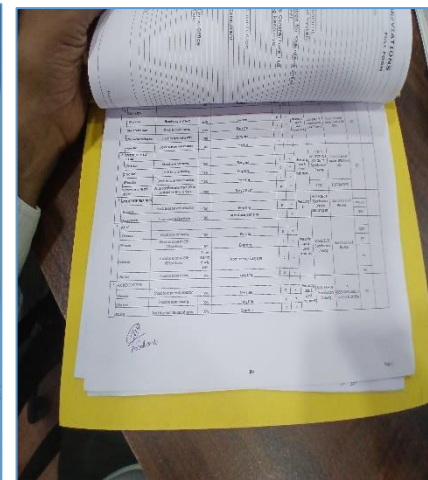
**Building and Infrastructure Division**  
**Site Inspection/ Audit Report**

<b>INSPECTION / AUDIT REPORT/MGPUNE/SOULSTRINGS/BVP/QAQC/CIVIL/IR-03</b>		<b>REV.NO. 0</b>
<input type="checkbox"/> Initial <input checked="" type="checkbox"/> Interim <input type="checkbox"/> Final <input type="checkbox"/> Resident.		
Inspection/ Audit Requested By : Malpani Group		
Inspection / Audit performed as Recognised Authority : Rohan A Patil		Yes <input checked="" type="checkbox"/> NO: <input type="checkbox"/>
BV Job / Zig No : 21641036		

Project Name : M Soul Strings	IPO ( if applicable):N/A
Audit by : Bureau Veritas (India)Pvt Ltd, Pune	PO no. WO/Pashan/2024/159 Date 31.01.2024
Vendor/Manufacturer : Malpani Group	PO No. N/A ( Client to Vendor)
Architect : Meraki Design	Contractor : Millenium Engineers & Contractors Pvt. Ltd.
Sub Vendor : NA	Vertical : Civil
Inspection Location : M Soul Strings – Baner Pune	Previous Inspection : 27 <sup>th</sup> June 2014
Inspection Performed from : 26 <sup>th</sup> Sept 2024.	Next Inspection : As per Clients requirement

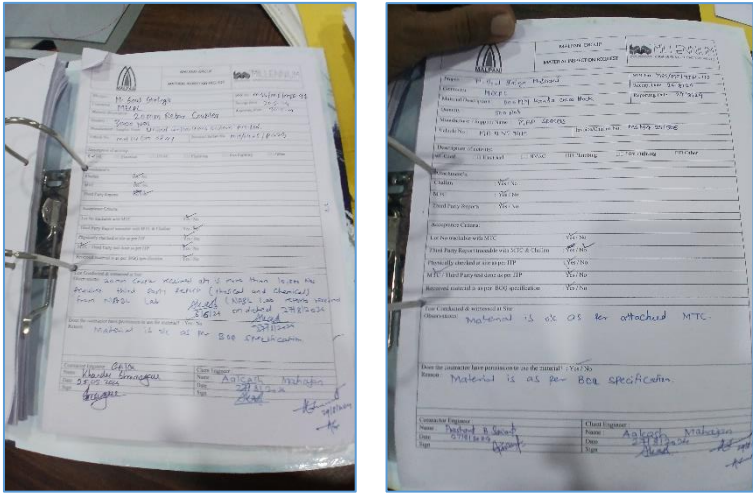
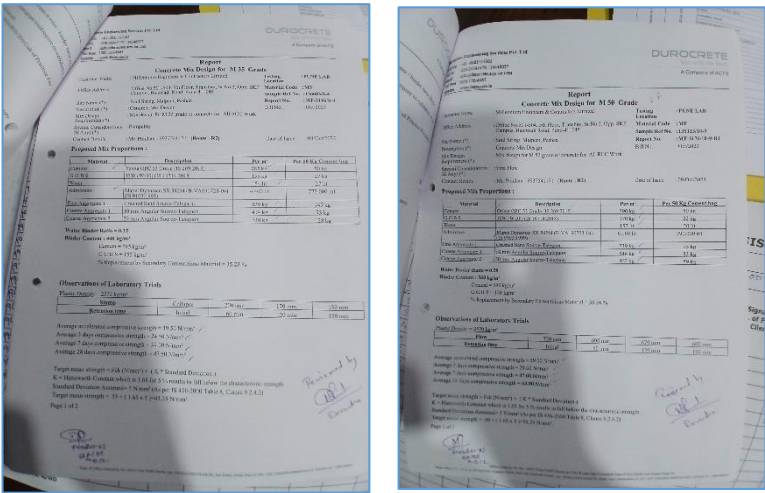
**Building and Infrastructure Division**  
**Site Inspection/ Audit Report**

**Building and Infrastructure Division**

A. INSPECTION & FINDINGS					
Sr. No.	LOCATION	AUDIT FINDINGS / OBSERVATIONS	TYPE OF FINDINGS	IMAGE/ EVIDENCE	Status
1	M Soul String	Construction status	Info	Building : 3 Towers – B,C,D - 2 Basement + Ground + 27 Floors Current Status : B1 100% + LG 100% + Stilt 100% + 1 <sup>st</sup> floor 20 % shear wall/column-100%+ Tower B 1 <sup>st</sup> floor slab-64% +Tower C 2 <sup>nd</sup> flooe slab-100%	Info
2	Site Office	Project quality Plan and ITP Available at site office and maintained.	Positive	 	Submittal No-10 dtd 18/7/2023

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3	Site Office	<p>Randomly checked the MIR for different incoming material at site. MIR is maintained and filled regularly as per ITP.</p> <p>Observation –</p> <p>It was observed in MIR for Coupler it was not mentioned the coupler were checked with Go-No gauge and as per ITP</p>	<p>Minor Observation</p>		
4	Site Office	<p>Concrete mix design with Trials conducted for approval is maintained as per QAP / ITP requirements</p>	<p>Positive</p>		

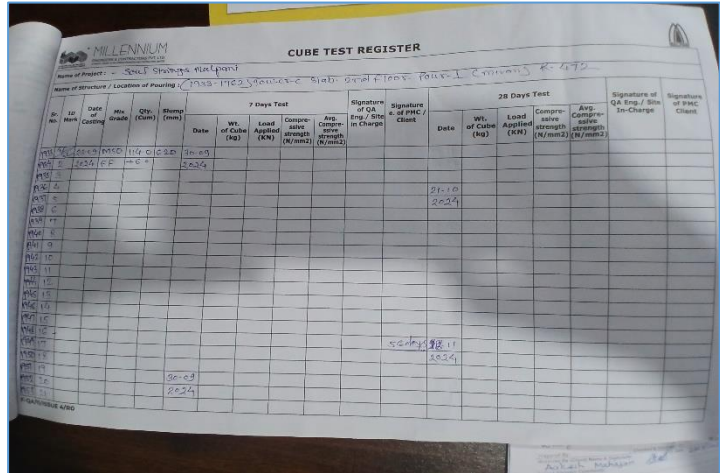


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**Site Inspection/ Audit Report**

5	Site Office	Randomly reviewed in house as well as third party test reports for construction materials & found maintained properly as per ITP requirements	Positive		
6	Site Office	Randomly checked for training records. Training are provided regularly and records are maintained.	Positive		


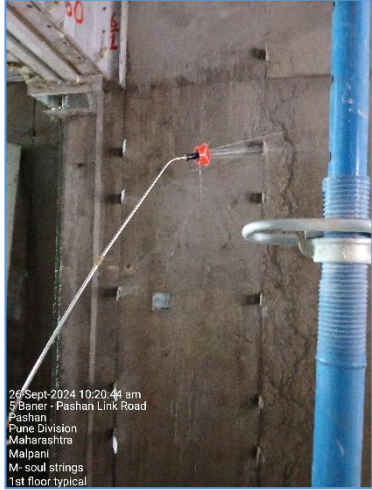





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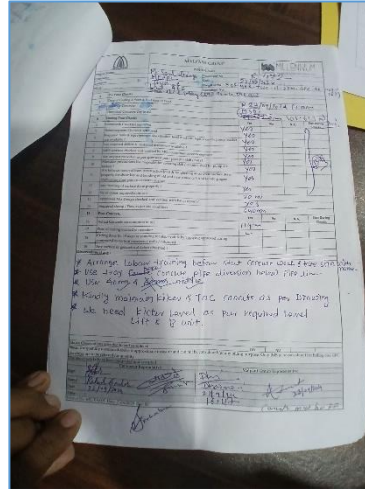
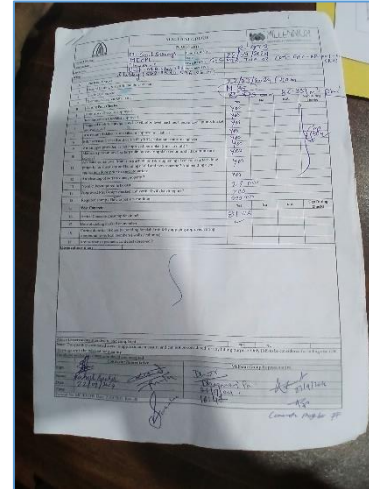


10	Quality Lab	Concrete cube register checked for testing records.. Qty of concrete mentioned in cube register and pour card 1933-1962 were not matching, difference observed.Cube register to be maintained properly.	Minor Observation		
11	Site Non tower Area Between C & D	Reinforcement – 1)Dowel bars were observed not protected. 2) Dowel bars observed rusted and not properly tied/supported vertically.	Major Observation	 	Site Inspection

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12	B1 slab In between C29 and R/w	RCC- Minor seepage observed in the bare slab	Minor Observation		Site Inspection
13	Tower C – 1 <sup>st</sup> floor	Aluform- De-shuttering is under progress, curing is done immediately after de-shuttering	Positive	 	Site Inspection




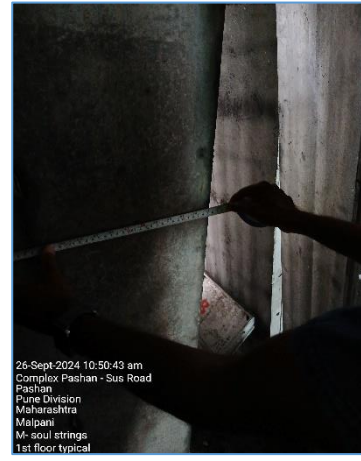


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14	Site Office	RFI being raised by contractor & inspection for reinforcement, Formwork & pour card is being carried out by Client. Records are maintained as per requirements.	Positive	 	
15	Site Tower C- First floor	Aluform – De-shuttering is under progress, surface finish of wall and window sill observed smooth and in level	Positive	 	Site Inspection

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16	Tower-C First Floor	RCC- 1)Checked the wall for plumb and found true plumb. 2)Checked the right angle and found ok	Positive	 	Site Inspection
17	Site- Tower C 1 <sup>st</sup> Floor	RCC- Minor honeycombing observed in the concrete surface	Minor Observation	 <p>26-Sept-2024 10:55:13 am Baner - Pashan Link Road Pashan Pune Division Maharashtra Malpani M- soul strings 1st floor</p>	Site Inspection

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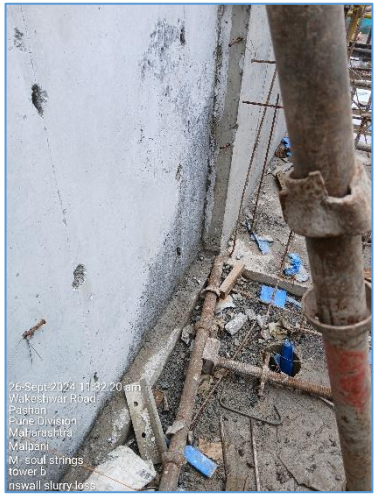


18	Tower C 1 <sup>st</sup> floor	RCC – 1)Diension were checked for one room after de-shuttering as per drawing found ok 2) Reference line was checked for aluform- ok	Positive	 <p>26-Sept-2024 10:39:07 am Pashan Pune Division Maharashtra Malpani M- soul strings 1st floor typical</p>  <p>26-Sept-2024 10:50:43 am Complex Pashan - Sus Road Pashan Pune Division Maharashtra Malpani M- soul strings 1st floor typical</p>	Site Inspection
19	Tower C 1 <sup>st</sup> floor staircase wall.	RCC – Checked the right angle, deviation of more than 5mmm obserevd	Minor observation	 <p>26-Sept-2024 10:59:58 am Baner - Pashan Link Road Pashan Pune Division Maharashtra Malpani M- soul strings 1st floor staircase wall</p>  <p>26-Sept-2024 10:59:53 am Baner - Pashan Link Road Pashan Pune Division Maharashtra Malpani M- soul strings 1st floor staircase wall</p>	Site Inspection



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20	Tower B B1 slab soffit Pour strip	RCC- Seepage observed along the pour strip of B1 soffit Slab.	Minor observation	 <p>26-Sept-2024 11:04:18 am 14 Pashan - Sus Road Pashan Pune Division Maharashtra Malpani M- soul strings b1 slab soffit pour strip</p>	Site Inspection
21	Site Tower B Bc8	Reinforcement – Checked the reinforcement of s/w as per drawing found ok. Improvement with respect to binding of link properly is required	Minor Observation	 <p>26-Sept-2024 11:19:27 am S Baner - Pashan Link Road Pashan Pune Division Maharashtra Malpani M- soul strings tower b bc8</p>  <p>26-Sept-2024 11:20:58 am S Baner - Pashan Link Road Pashan Pune Division Maharashtra Malpani M- soul strings tower b bc8</p>	Drwg No - 285_TB_S_2A dtd April24

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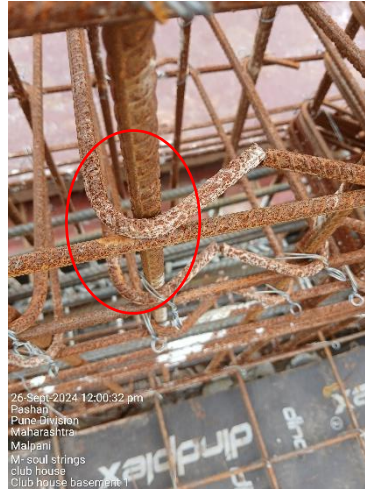
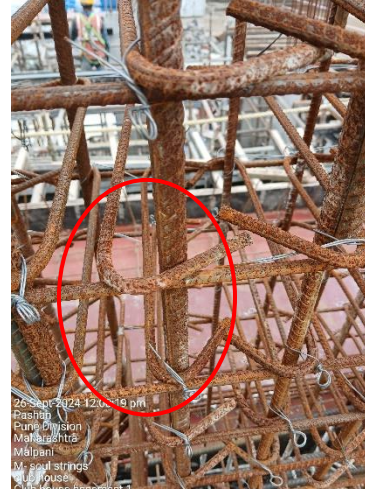


22	Site Tower B NS wall	RCC – Slurry loss and honeycombing observed on the wall surface	<b>Minor Observation</b>	 	Site Inspection
23	Near tower C Pour strip at raft level	Waterproofing membrane observed damaged at the junction and is exposed for longer duration which result into lost of its longevity and not good for further use.	<b>Major Observation</b>	 	Site Inspection



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24	Club House PC 157 & PC 198	RCC – Minor Honeycombing observed in the column concrete	Minor Observation	 <p>26-Sept-2024 11:45:11 am Pashan Pune Division Maharashtra Malpuri M-soul strings club house PC 157</p>	 <p>26-Sept-2024 11:45:46 am Pashan Pune Division Maharashtra Malpuri M-soul strings club house PC 198</p>	Site Inspection
25	Club House Basement 1 slab	Reinforcement – ongoing Checked the bottom reinforcement as per drawing for 1) Spacing of reinforcement. 2) Lap length 3) Size and make 4) Cover to reinforcement Found ok	Positive	 <p>26-Sept-2024 11:50:51 am Pashan Pune Division Maharashtra Malpuri M-soul strings club house PC 157 date of casting</p>	 <p>26-Sept-2024 11:50:35 am Pashan Pune Division Maharashtra Malpuri M-soul strings club house PC 198 date of casting</p>	Drawing No -SOS- WWP-NTA-B1-2DM- GFC-ST-1003-01

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26	Club House Basement 1 slab	Column reinforcement- 1)Binding of few links is not done. 2)Links to be secured/bend properly around the main bar.	Minor Observation	 <p>26-Sept-2024 12:00:32 pm Pashan Pune Division Maharashtra Malpani M-soul strings Club house Club house basement 1</p>	 <p>26-Sept-2024 12:00:16 pm Pashan Pune Division Maharashtra Malpani M-soul strings Club house Club house basement 1</p>	Site Inspection
27		Aluform – Color coding is provided for electrical backbox template and for sleeves for easy identification.	Good Practice	 <p>26-Sept-2024 10:36:29 am 5 Baner - Pashan Link Road Pashan Pune Division Maharashtra Malpani M-soul strings 1st floor typical</p>	 <p>26-Sept-2024 10:22:22 am 5 Baner - Pashan Link Road Pashan Pune Division Maharashtra Malpani M-soul strings 1st floor typical</p>	Site Inspection



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28	Site	<p>Aluform –</p> <p>1) Additional provision of Triangular support provided in the lift shaft to maintain the diagonal.</p> <p>2) Skirting groove provided in aluform itself.</p> <p>3) Electric conduit are binded using cable wire instead of binding wire.</p>	Good Practice		Site Inspection
29	Site	<p>Tested cube are utilised in site for temporary construction of wall</p>	Good Practice		Site Inspection

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30	site	Pull out test between bonding agent and RCC carried out with different bonding agent with and without curing agent.	Good Practice		
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**B.**

- ☐ Satisfactory ( Without Comments)
 ☒ Satisfactory with Comments ( Any previous NC is Still Open)
 ☐ Not Satisfactory (NCR Raised during the inspection)

Inspection Summary: ( For Details Refer Sec- A )




Good Practices:-

- 1) Pull out test is carried out for different bonding agent on RCC surface with and without curing agent..
- 2) Pull out test is carried out for different bonding agent on RCC surface with and without curing agent.
- 3) Color coding is provided for electrical backbox template and for sleeves for easy identification in Aluform.
- 4) Skirting groove is provided in Aluform itself
- 5) Incoming material are checked properly.

Observation:-

- 1) Minor Honeycombing observed in concrete at bottom portion of column column C170
- 2) Links to be secured/bend properly around the main bar.Club house basement 1
- 3) Minor Honeycombing observed in the column concrete, column PC 157
- 4) Deviation observed in wall near staircase
- 5) Waterproofing membrane observed damaged at the junction and is exposed for longer duration which result into lost of its longevity and not good for further use.

# Building and Infrastructure Division Site Inspection/ Audit Report

Open NC : <input type="checkbox"/> Yes, details in Section H <input checked="" type="checkbox"/> NO					
On behalf of Bureau Veritas <b>BV Inspector: Rohan A Patil</b> 			On behalf of Bureau Veritas <b>BV Coordinator: Priyanka Patil</b>  		
<b>BV Office: Pune</b>			<b>Inspection Report Date: 14<sup>th</sup> OCT 2024</b>		
<b>Distribution:</b> <input checked="" type="checkbox"/> CLIENT <input checked="" type="checkbox"/> BV <input type="checkbox"/> VENDOR			<b>Attachments Report:</b> <input checked="" type="checkbox"/> Yes, details in section J <input type="checkbox"/> NO		
<b>C. REFERENCE DOCUMENTATION</b> <input type="checkbox"/> Refer to attachment section J instead					
<b>TITLE</b>	<b>REFERENCE</b>	<b>REV</b>	<b>APPROVAL STATUS</b>	<b>APPROVED BY</b>	<b>DATE</b> (DD-MM-YYYY)
Project Quality Plan	M Soul String	N/A	<i>Approved</i>	Malpani Group	N/A
<b>D. ATTENDEES</b>					
<b>ATTENDEES</b>		<b>DESIGNATION</b>		<b>REPRESENTING</b>	
1) Mr Advait Pawar		Project Manager		Malpani	
2) Mr Devendra Shinde		Asst. Manager QA/QC		Malpani	
3) Bibhishan Bolsure		Sr. Engineer		Malpani	
4) Akash Mahajan		Sr. Engineer		Malpani	
<b>E.</b> <b>MEASURING AND TESTING EQUIPMENTS USED</b> <input type="checkbox"/> Refer to attachment section J instead <i>(Indicate if separate document list is provided in attachment)</i>					



## Building and Infrastructure Division

### Site Inspection/ Audit Report

EQUIPMENT TYPE	EQUIPMENT ID NO. & Name of Calibration Certificate Issuer & Certificate Number	Traceable to NABL or Compliant to ISO 17020 requirement (Yes/ No)	CALIBRATION DATE/CALIBRATION DUE DATE.	REMARK
CTM	ME-M-CTM10	Yes	28.06.25	

**Note – Whether all above Equipment/Instrument listed is checked for Suitability and condition and found acceptable? - Yes**

#### F. INSPECTION /AUDIT DETAILS

##### Audit Scope:

Site Inspection & Quality Assurance limited to TPI Services in terms of reviewing Quality Assurance plans, various documents generated during construction, Surveillance inspection services at site and bought out items related to Civil work, MEP & Site development. Consultant is to perform an independent external audit of the correct implementation and running of quality control system at Site. Also, Consultant shall review and approve the corrective methods submitted by the site team on Audit findings. Consultant shall review the quality plan and discuss the rating system before start of Audit with the Client. Consultant shall discuss the Audit methodology, check list, report formats and Audit Plan with the Client prior to executing the Audit. Consultant shall do the pre- delivery inspection of the final product and shall provide the report/snags.

#### G. HEALTH, SAFETY & ENVIRONMENT COMMENTS/OBSERVATION

- 1) Proper safety has been used on site during inspection activity.
- 2) Safe access was available for audit.
- 3) HSE training is going on regular basis.
- 4) TBT Training is going on regularly

#### H. NON CONFORMITIES USED

(Indicate if separate document list is provided in attachment)

☐ Refer to attachment section J instead

NC No.	Description	Status Raised On	Raised on	Report no.	Closed on	Report No.	Comments
	N/A						

#### I. (Earlier + Current ) Report Pending Punch points (Carry forward all open points from earlier visit )

☐ Refer to attachment section J instead

Sr. No.	Description	Report no & Date	Status (Open /Close)
	N/A		



***Building and Infrastructure Division***  
***Site Inspection/ Audit Report***

**J. ATTACHMENTS:**

	N/A		

Project Quality Rating (Civil)				
Project Name : <b>M Soul Strings</b>				
Parameters	Weightage in %	Rating in%	Rating	Overall Rating
Documentation	10	8.89	88.93	<b>85.95</b>
Materials	10	8.75	87.50	
Workmanship	40	33.95	84.88	
Supervision	40	34.36	85.90	

